

Historic Resources Commission Meeting Minutes of December 10, 2014

Members Present: Brendan Ross, Nan Chase, David Carpenter, William Eakins, Woodard Farmer, Bryan Moffitt, David Nutter, Tracey Rizzo, Jo Stephenson, Amanda Warren

Members Absent: Richard Fast

Staff: Stacy Merten, Peggy Gardner, Jannice Ashley, Catherine Hofman

Public: Dawn, Rowan & Greg Starks, Patrick & Helen McCarthy, Mahan Kalpa Khalsa, Grace Washam

Call to Order: Chair Ross calls the meeting to order at 4:01 pm with a quorum present.

Adoption of Minutes: Commissioner Eakins moves to adopt the November 12, 2014 minutes as written.
Second by: Commissioner Chase
Vote for: ALL

Commissioner Nutter reports that Fred Eggerton, former HRC chair, owner of the Rankin-Bearden House, and long-term Montford preservationist, died suddenly the previous evening. Chair Ross asks that condolences be sent to his family.

Consent Agenda:

1.
Owner/Applicant: Kim Salahie
Subject Property: 62 Cumberland Circle
Hearing Date: December 10, 2014
Historic District: Montford
PIN: 9649.04-1325
Zoning District: RM-8

Ms. Merten says a slight revision was submitted concerning a walkway, and shows the revised drawing.

Commission Action

MOTION TO ADOPT FINDINGS OF FACT

Madam Chair, based upon the evidence presented to this Commission, including Exhibit A – new construction worksheet; Exhibit B – architectural drawings including storyboard, elevations, floor plans and material details; Exhibit C – site plans; Exhibit D – landscape plan; Exhibit E – fifteen photos of existing site and structures; Exhibit F – site drawing (*submitted 11/12/14*); Exhibit G – photograph of site from across the street (*submitted 11/12/14*); Exhibit H – revised site plan, elevations and floor plans (*submitted 11/24/14*), Exhibit H – revised walkway plan (*submitted 12/10/14*), and the Commission’s actual inspection and review of subject property by all members;

I move that this Commission adopt the following FINDINGS OF FACT:

1. That notice of public hearing on this application was published in the Asheville Citizen-Times on the 29th day of October, 2014 and the 26th day of November, 2014,, and that each owner of real property situated within two hundred feet of the subject property was notified of this hearing in the mail on the 29th day of October, 2014 as indicated by Exhibits J and K.
2. That at this hearing the applicant and affected property owners were all given the opportunity to offer oral and documentary evidence as well as submit questions to each other, the Historic Resources Commission staff and Commission members.
3. That the application is to construct a new two room accessory structure and renovate existing non-contributing accessory structure, per attached plans and specifications. New structure will be one story with crawl space. Siding will be cedar/hardi-shake with 8" reveal and (smooth) texture. New structure will have double hung, SDL, six over six, extruded aluminum clad windows. Details include entablature, casing and header details to match main house. Architectural shingle roofing and all body paint and trim colors to match main house. Add shingles to east elevation of existing accessory structure, replace glass block with new aluminum clad, 6 over 6, double hung, SDL window and new entablature detail to match main house. Add new stone patio and walkway. Remove 24" pine. Install new evergreen landscaping buffer per site plan. Create 2 new gravel parking spaces. Gravel should be dark in color. **All permits, variances, or approvals as required by law must be obtained before work may commence.**
4. That the guidelines for Carriage Houses, Garages and Accessory structures found on pages 34-35, Landscaping and Trees found on pages 40-41, Walkways, Driveways and Off-street parking found on pages 50-51 in the Design Review Guidelines for the Montford Historic District adopted on April 14, 2010 and amended August 2013 were used to evaluate this request.
5. This application **does** meet the design guidelines for the following reasons:
 - a. A non-contributing structure will be made more compatible with the district and site.
 - b. The new structure will be located behind the main structure in keeping with the historic pattern.
 - c. The new structure will have detailing compatible with the main structure.
6. That the action and improvements proposed in the application before us for a Certificate of Appropriateness **are** compatible with the historic aspects and character of the Montford Historic District.

Motion by: Commissioner Nutter

Second by: Commissioner Chase

Vote for: ALL

Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, I move that a Certificate of Appropriateness be **issued**.

Motion by: Commissioner Nutter

Second by: Commissioner Chase

Vote for: ALL

Public Hearings:

Agenda Item

Owner/Applicant: Mahan Kalpa Khalsa Trust/Patrick McCarthy Construction, LLC
Subject Property: 23 Courtland Ave,
Hearing Date: December 10, 2014
Historic District: Montford
PIN: 9649.11-1820
Zoning District: RS-8

Staff Comments	<p>Ms. Merten shows slides of the subject property and reviews the following staff report.</p> <p>Property Description: Early 20th century 2-story vernacular shingle dwelling. Shingles over weatherboards, irregular mass, Montford brackets, brick foundation, simple detail. (possible R. S. Smith designed dwelling)</p> <p>Certificate of Appropriateness Request: Rehabilitate structure per attached drawings and specifications. The work will include the following: replace roof with “Charcoal Black” asphalt shingles; install new HVAC at rear of structure per site plan, remove non character defining brick chimney; repair and repaint exterior surfaces as needed; remove non-original left side (southeast) porch; install 2 new windows in original openings in basement level on west elevation. Rebuild rear addition per attached drawings, including a new two level porch addition with all materials to match existing. Replace 12 lite window on first floor rear elevation with new door and on 2nd level add new door and remove one 12 lite window. New windows will be wood, double hung, two over two, SDL. New doors will be wood. All permits, variances, or approvals as required by law must be obtained before work may commence.</p> <p>Staff Concerns per the Applicable Guidelines & Submittal Requirements:</p> <p>Need door specifications.</p> <p>The guidelines for Roofs found on pages 74-75, Porches Entrances and Balconies found on pages 72-73, Chimneys found on pages 58-59, Additions found on pages 88-89, Windows and Doors found on pages 84-85 in the Design Review Guidelines for the Montford Historic District adopted on April 14, 2010 and amended August 2013 were used to evaluate this request.</p> <p>Staff Recommendation: Staff recommends approval of the request for the following reasons:</p> <ol style="list-style-type: none">1. The structure will be rehabilitated for occupancy.2. The new porch system will be located on the rear of the structure and will not impact character defining features.3. The chimney has limited visibility and is not character defining.
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	Commissioner Moffitt asks about a flat roof area, and asks if it was original. Ms. Merten does not think it was.
Applicant(s)	<p>Patrick McCarthy, contractor, says he thinks that flat portion of the roof might have been installed to cover a ventilation shaft that was blocked in. He is trying to extend the flat surface already in place. Commissioner Moffitt and Ms. Merten think the re-built proposed is appropriate, even if it was an original portion of the roof.</p> <p>Commissioner Moffitt asks about the short door that appears to be partially buried by the driveway on the east elevation. Ms. Merten displays the drawing. Mr. McCarthy says he hopes to regrade the driveway slightly to adjust for this door. Commissioner Moffitt asks if he intends to move the electrical boxes, and/or consolidate them. Mr. McCarthy says he intends to keep the three boxes, since he wants the property to remain a tri-plex, but they will look much neater.</p> <p>Commissioner Farmer asks about the differences in window styles on the front and one side. Mr. McCarthy replies there were originally three different configurations, and he wants to retain the wavy glass and remove the storm windows if the owner agrees.</p> <p>Commissioner Chase thanks the applicant for the clear format of the application.</p>

Public Comment

Speaker Name	Issue(s)
None	

Commission Comments/Discussion

<p>Commissioner Moffitt asks about the proposed paint colors. Ms. Merten replies they are not regulated, but on this style of house with shingles over siding the traditional approach is to paint the upper level a darker color.</p> <p>Commissioner Farmer says he is extremely pleased to see this work proposed for this house, it will be a compliment to the neighborhood.</p> <p>Commissioner Warren asks if the removal of chimneys is a problem, Chair Ross replies they are not character-defining and are not very visible. Ms. Merten agrees this is allowed.</p> <p>Attorney Ashley asks that reason #1 in the staff report be re-worded to reflect language found in the Secretary of the Interior Guidelines for Rehabilitation.</p>
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Commission Action

MOTION TO ADOPT FINDINGS OF FACT

Madam Chair, based upon the evidence presented to this Commission, including Exhibit A – project description; Exhibit B – five photos of existing property; Exhibit C – window specifications; Exhibit D – existing and proposed site plans; Exhibit E – existing and proposed floor plans; Exhibit F – roof plans; Exhibit G – existing and proposed elevations; and the Commission’s actual inspection and review of subject property by all members;

I move that this Commission adopt the following FINDINGS OF FACT:

1. That notice of public hearing on this application was published in the Asheville Citizen-Times on the 26th day of November, 2014, and that each owner of real property situated within two hundred feet of the subject property was notified of this hearing in the mail on the 26th day of November, 2014, as indicated by Exhibits H and I.
2. That at this hearing the applicant and affected property owners were all given the opportunity to offer oral and documentary evidence as well as submit questions to each other, the Historic Resources Commission staff and Commission members.
3. That the application is to rehabilitate structure per attached drawings and specifications. The work will include the following: replace roof with "Charcoal Black" asphalt shingles; install new HVAC at rear of structure per site plan, remove non character defining brick chimney; repair and repaint exterior surfaces as needed; remove non-original left side (southeast) porch; install 2 new windows in original openings in basement level on west elevation. Rebuild rear addition per attached drawings, including a new two level porch addition with all materials to match existing. Replace 12 lite window on first floor rear elevation with new door and on 2nd level add new door and remove one 12 lite window. New windows will be wood, double hung, two over one, SDL. New doors will be wood. **All permits, variances, or approvals as required by law must be obtained before work may commence.**
4. That the guidelines for Roofs found on pages 74-75, Porches Entrances and Balconies found on pages 72-73, Chimneys found on pages 58-59, Additions found on pages 88-89, Windows and Doors found on pages 84-85 in the Design Review Guidelines for the Montford Historic District adopted on April 14, 2010 and amended August 2013 were used to evaluate this request.
5. This application **does** meet the design guidelines for the following reasons:
 - a. The structure will be rehabilitated for residential use, its original intended purpose.
 - b. The new porch system will be located on the rear of the structure and will not impact character defining features.
 - c. The chimney has limited visibility and is not character defining.
 - d. A non-original, non-contributing porch will be removed.
6. That the action and improvements proposed in the application before us for a Certificate of Appropriateness **are** compatible with the historic aspects and character of the Montford Historic District.

Motion by: Commissioner Nutter

Second by: Commissioner Moffitt

Vote for: ALL

Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, I move that a Certificate of Appropriateness be **issued**.

Motion by: Commissioner Nutter

Second by: Commissioner Eakins

Vote for: ALL

Agenda Item

Owner/Applicant: Starks Financial/Gregory Starks
Subject Property: 440 Montford Ave.
Hearing Date: December 10, 2014
Historic District: Montford
PIN: 96439.85-9123
Zoning District: Office

Staff Comments	<p>Ms. Merten apologizes to the applicant for elevating their application to the Major Work level, and explains the Commission needs to approve an alteration of a porch. She visited the site, but could not see alternatives for accessibility. She says if approved, the removal would need to be done in a sensitive manner making sure the stairs could be rebuilt at a later date.</p> <p>Property Description: Early 20th century 2-story vernacular shingle dwelling. Shingles over weatherboards, irregular mass, Montford brackets, brick foundation, simple detail. (possible R. S. Smith designed dwelling)</p> <p>Certificate of Appropriateness Request: Remove exterior side staircase and replace with vertical platform accessible chair lift. All permits, variances, or approvals as required by law must be obtained before work may commence.</p> <p>Staff Concerns per the Applicable Guidelines & Submittal Requirements:</p> <p>The guidelines for Accessibility and Life Safety Modifications found on pages 54-55 in the Design Review Guidelines for the Montford Historic District adopted on April 14, 2010 and amended August 2013 were used to evaluate this request.</p> <p>Staff Recommendation: Staff recommends approval of the request for the following reasons:</p> <ol style="list-style-type: none"> 1. The chairlift can easily be removed and the steps rebuilt. 2. The lift will be screened from view with landscaping. <p>Commissioner Nutter asks if this was a porte-cochere (yes).</p> <p>Commissioner Moffitt thinks when the lift is up, it will be visible, and asks if the lift is required to meet accessibility codes. Ms. Merten says the applicant is doing this voluntarily, to meet client needs, and it is not required for the building code.</p> <p>Commissioner Carpenter asks if the applicant could provide drawings of the existing staircase for HRC. Ms. Starks says yes, and Ms. Merten notes this could be a condition of the CA.</p>
Applicant(s)	<p>Dawn Starks, property owner, says she thinks shrubbery will obscure the view of the lift. She says she can install shrubbery around the side to provide more screening.</p> <p>Commissioner Moffitt says on the approach on Montford Avenue the handrail is currently visible, and he thinks this appliance will be, too. He notes it is a temporary installation, and talks about the way it works. He</p>

	asks if additional shrubs are on the application (<i>yes</i>).
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Public Comment

Speaker Name	Issue(s)
None	

Commission Comments/Discussion

Commissioner Carpenter notes the porte-cochere is no longer used, and says he does want documentation of the existing stairs to be a condition if approval is granted.

Commission Action

MOTION TO ADOPT FINDINGS OF FACT

Madam Chair, based upon the evidence presented to this Commission, including Exhibit A – site plans; Exhibit B – five photos of existing property; Exhibit C – project description; Exhibit D – specifications for unenclosed platform accessibility lift; and the Commission’s actual inspection and review of subject property by all members;

I move that this Commission adopt the following FINDINGS OF FACT:

1. That notice of public hearing on this application was published in the Asheville Citizen-Times on the 26th day of November, 2014, and that each owner of real property situated within two hundred feet of the subject property was notified of this hearing in the mail on the 26th day of November, 2014, as indicated by Exhibits E and F.
2. That at this hearing the applicant and affected property owners were all given the opportunity to offer oral and documentary evidence as well as submit questions to each other, the Historic Resources Commission staff and Commission members.
3. That the application is to remove exterior side staircase and replace with vertical platform accessible chair lift. Install shrubs on east elevation to obscure view of lift. **All necessary permits, variances, or approvals as required by law must be obtained before work may commence.**
4. That the guidelines for Accessibility and Life Safety Modifications found on pages 54-55 in the Design Review Guidelines for the Montford Historic District adopted on April 14, 2010 and amended August 2013 were used to evaluate this request.
5. This application **does** meet the design guidelines for the following reasons:
 - a. The chairlift can easily be removed and the steps rebuilt.
 - b. The lift will be screened from view with landscaping.
6. That the action and improvements proposed in the application before us for a Certificate of Appropriateness **are** compatible with the historic aspects and character of the Montford Historic District.

Motion by: Commissioner Moffitt

Second by: Commissioner Chase

Vote for: ALL

Based upon the foregoing FINDINGS OF FACT and for the reasons set forth therein, I move that a

Certificate of Appropriateness be **issued**.

With the following condition:

1. **The existing staircase be thoroughly documented with scale drawings and photographs submitted to the Historic Resources Commission.**

Motion by: Commissioner Moffitt

Second by: Commissioner Chase

Vote for: ALL

Preliminary Review:

None

Other Business:

Boards and Commissions standardization process. Ms. Merten reports the Chair has been invited to a meeting on January 13, 2014 to standardize all the Boards and Commissions. Commissioner Nutter asks what is being envisioned. Ms. Merten is not aware of any changes being proposed.

Committee Reports. Ms. Merten reports the Landmarks Committee will meet the 1st Wednesday in January. There is a site visit scheduled for the Castanea Building on Monday, January 5. The Education Committee will meet on the 1st Wednesday in February.

Adopt Notable Properties Procedures. Ms. Merten asks if Commissioners have any questions about the drafted changes (*no*). Chair Ross asks for a motion to adopt the revised procedures.

Motion by: Commissioner Nutter

Second by: Commissioner Eakins

Vote for: ALL

Commissioner Farmer invites everyone to attend the Montford Tour of Homes on December 13, his home is on the tour. Several commissioners have promoted the tour and volunteered as docents.

Commissioner Nutter notes the tour is a fitting tribute to Fred Eggerton.

Ms. Merten encourages all to attend the Preservation Society's holiday event at the Patton-Parker home on December 11.

Commissioner Farmer moves to adjourn the meeting.

Second by: Commissioner Nutter

Vote for: ALL

The meeting is adjourned at 4:41 pm.